

**TOWN OF ARLINGTON  
MINUTES OF THE PERMANENT TOWN  
BUILDING COMMITTEE MEETING  
TUESDAY, OCTOBER 16, 2018**

Location: Town Hall Annex, Second Floor Meeting Room

Present: Steve Nesterak  
Peter Martini  
Bill Hayner  
Brett Lambert  
John Maher

Absent: Adam Chapdelaine  
John Danizio  
Bob Jefferson  
Allen Reedy

Guests: Regan Shields-Ives, Finegold Alexander  
Lara Pfadt, Finegold Alexander  
Phil Conroy, Shawmut  
Kate Peretz, Hardy School Principal  
Kristin DeFrancisco, Gibbs School Principal  
Vivian Varbedian, JLL

The Chairman convened the meeting at 7:00 P.M.

**GIBBS SCHOOL**

Mr. Nesterak provided a handout detailing the progress of the work. The ADA lift modifications have been completed. The progress by the contractor on punch list items is being made. Final pay requisition and close out is expected in November.

Shawmut had requested an additional \$64,000 for project requirements, which were associated with accelerated work programs as well as additional general conditions of approximately \$42,000 to provide full time personnel beyond the projected date of completion being August 31, 2018. Shawmut provided considerable documentation to support these requests. Much discussion ensued concerning these requests. Mr. Nesterak pointed out that the cost of the lift should be deducted from the GMP contingency in the amount of \$10,959, which currently has a balance of \$19,268. He recommended that \$42,230 be charged to the Owner's contingency for general conditions pointing out that contractor performed many of the functions of the dismissed OPM at the end of the work project. Finally, he recommended that in return for Shawmut accepting this proposal, it would make no further claims beyond what remains in the GMP

contingency for project requirements. Mr. Nesterak made a motion to the effect, seconded by Hayner, and it was unanimously voted.

On a motion by Maher, seconded by Hayner, the following invoices were unanimously voted:

- 1) Finegold Alexander for professional services in the amount of \$26,400
- 2) Kittredge Foodservice Equipment in the amount of \$86.97
- 3) Moore Medical in the amount of \$430.31
- 4) WB Mason in the amount of \$363.48
- 5) Supply Works in the amount of \$1,141.64, \$5,224.50 and \$457.30.

On a motion by Hayner, seconded by Nesterak, the following Change Orders were unanimously voted:

- 1) Miscellaneous masonry repairs and replace HVAC filters in gym for approximately \$16K
- 2) CO #28 in the amount of \$18,712 for revised window spec, modifications to admin desk, and patch exterior gym stairs.

### **HARDY SCHOOL**

Ms. Varbedian gave an update on the progress of the work and provided a handout detailing same. She reported that the project is about 70% complete. Masonry is nearly finished. Ceiling tile installation is underway with painting and window installation to follow. The Chandler Street Playground is about to begin. The HVAC repairs will have to wait until the spring. The change in price from \$4,228 to \$6,027 for Change Order 15R for Penco Lockers was unanimously approved on a motion by Hayner, seconded by Maher. Work was authorized for Lake Street stair repair in the amount of \$50,000 reduced from \$100,000, was unanimously approved on a motion by Maher, seconded by Hayner with a Change Order to follow. Change Order #21 for additional work for caulking horizontal receiving angle and extend vertical control joints in the amount of \$2,182 was unanimously approved on a motion by Hayner, seconded by Maher.

The following invoices were unanimously approved on a motion by Hayner, seconded by Maher:

- 1) JLL for professional services in the amount of \$4,750
- 2) Finegold Alexander in the amount of \$5,400

The next meeting of the committee will be held on November 6, 2018 at 6:00 P.M. which will begin with a tour of the project.

Two additional invoices from Triumph to remove the modular and final lease payment in the respective amounts of \$103,155 and \$8,750 were unanimously approved on a motion by Hayner, seconded by Maher.

The minutes of the meetings of September 18 and October 2 were unanimously approved on a motion by Hayner, seconded by Nesterak.

Whereupon a motion to adjourn was made by Maher, seconded by Hayner and it was unanimously voted at 8:55 P.M.

Respectfully submitted,

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John F. Maher, Clerk Pro Tem